

July 24<sup>th</sup>, 2024

Municipality of West Elgin  
22413 Hoskins Line  
Rodney, ON

Attn: **Robert Brown**

Re: **Zoning Bylaw Amendment Application**  
**25248 Queens Line (Jen-Veld Farms)**  
**Part Lot 19, Concession 7**  
**Municipality of West Elgin**

Please be advised that staff have undertaken a file search with respects to the above noted property and its relation to the Conservation Authority's "Prohibited Activities, Exemptions and Permits" regulations, O.Reg. 41/24 under the Conservation Authorities Act. The Conservation Authority is responsible for addressing the Natural Hazard Section of the Provincial Planning Policy Statement as well as administering the Conservation Authorities Act and its associated Prohibited Activities, Exemptions and Permits regulation (O. Reg. 41/24).

After reviewing our files and mapping, the staff have no objections to the proposed application. However, portions of the subject properties are subject to the Authority's regulations. The issue of concern in this area is the Axford Drain, and Erosion.

An application from this office is required prior to any works/construction/site alteration taking place within the regulated area, this includes all structures, including dwellings, accessory structures, pools, enclosed/covered decks, site alteration, fill placement / excavation, etc. The lands are not subject to flooding of a general nature and therefore the flood proofing of structures on the property is not required. However, the flood proofing of structures for the purposes of prevention of flood damage from local drainage waters is always recommended. Setbacks will be required from the drain to any proposed structures.

I trust that this is satisfactory, but if you should have any questions or require more information, please call the office.

Yours truly,



Robert Guo  
Planning Technician





# MUNICIPALITY OF West Elgin

**Municipality of West Elgin**  
Planning Services

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Rodney, Ontario N0L 2C0  
Tel: (519) 785-0560 E-Mail: [planning@westelgin.net](mailto:planning@westelgin.net)

July 10, 2024

D-14 7-2024

Dear Sir/Madam:

**RE:** Application for Zoning By-law Amendment  
Jen-Veld Farms Inc.  
25248 Queens Line  
Part Lot 19, Concession 7  
Roll No. 3434 000 070 09700

The Municipality of West Elgin has received the above-noted application for lands located in the northeast corner of the intersection of Graham Road and Queens Line. The subject property is designated Agricultural by the Official Plan and zoned General Agricultural, (A1) Zone under the West Elgin Zoning By-law.

The subject lands are 10.11 ha (25 ac.) in area with frontage on Queens Line. The property contains an existing dwelling and outbuildings. The dwelling on the farm is surplus to the needs of the farming operation. The County of Elgin LDC approved a provisional consent E44-24 to create a 0.432 ha (1.07 ac.) lot. As a condition of the consent the severed lot will require rezoning to recognize its non-farm use. The retained parcel will also be rezoned to prohibit future dwellings consistent with surplus dwelling severance policy.

Maps showing the location of the subject land(s) are attached.

We would ask that you review the attached information and provide comment, if any, by:

**Wednesday, July 31, 2024**

The Report will be considered by West Elgin Council at the Public Meeting scheduled for August 15, 2024.

Regards,

Robert Brown, H. Ba, MCIP, RPP  
Planner  
Municipality of West Elgin



# ELGIN MAPING 25248 Queens Line



0.4  
0 0.22 0.4 Kilometers  
WGS 1984 Web Mercator Auxiliary Sphere  
Latitude Geographics Group Ltd

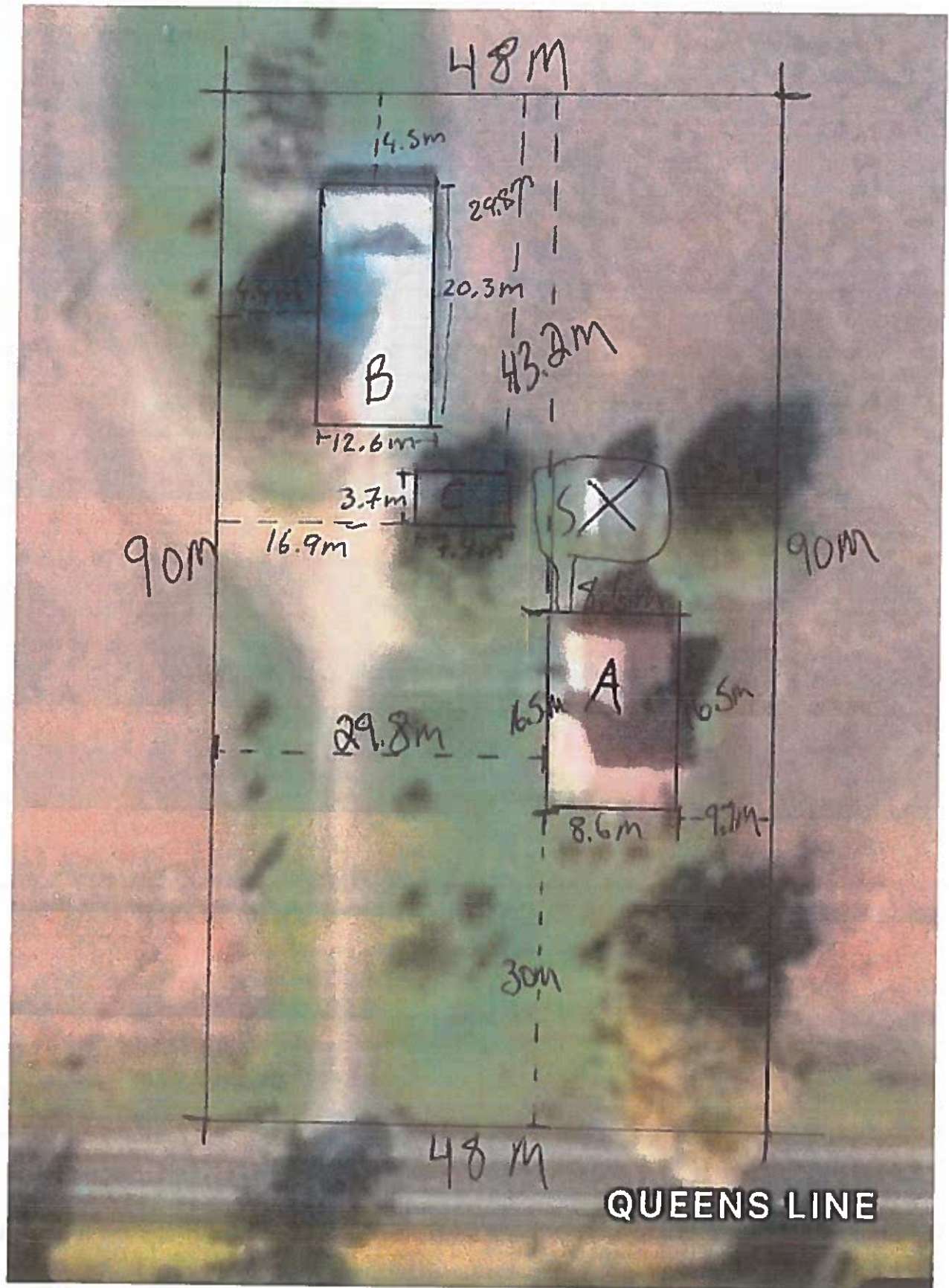
This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

1: 8,815

Notes

- Legend**
- Elgin County Parcels
  - West Elgin Zoning
  - E911
  - Boundary
  - Elgin Road Network
  - Elgin Road Network
  - Elgin Road Network
  - Lagoons
  - World Imagery





QUEENS LINE